



**SHREWSBURY PLANNING BOARD
SHREWSBURY, MASSACHUSETTS**

MINUTES

Regular Meeting: September 4, 2003 – 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

Present: Melvin P. Gordon, Chairman
Jonathan B. Wright, Vice-Chairman
Jill R. Myers, Clerk
Kevin F. Capalbo
Stephan M. Rodolakis

Also Present: Eric Denoncourt, Engineer/Planner

Absent: John D. Perreault, Town Engineer

Mr. Gordon opened the meeting at 7:00 P.M.

1. Review and Approve Minutes

The Planning Board approved the Minutes of July 10, 2003 as submitted

2. Signed bills

3. Meetings and Hearings

7:00 P.M. Board Member Comments

Mr. Gordon said he periodically likes to introduce the Board members and the supporting Engineering Department employees, and since this was the beginning of Town's 2004 Fiscal Year (July 1, 2004), he felt this was a good time to do it.

**7:05 P.M. Sara (Howe) Road Definitive Plan for an Existing Private Undeveloped Road
Continued Public Hearing (from April 10, 2003)
(Decision Deadline: October 15, 2003)**

John M. Grenier – the engineer from J.M. Grenier Associates, attended the hearing. He said he is in the process of doing a new plan from the Conservation Commission comments, and said they will be before the Commission on September 16, 2003.

Mr. Gordon continued the hearing to October 2, 2003, at 7:05 P.M.

**7:10 P.M. Wetherburn Heights, Definitive Subdivision Plan
Continued Public Hearing (from January 9, 2003)
(Decision Deadline: October 15, 2003)**

Mr. Gordon continued the hearing to October 2, 2003, at 7:10 P.M.

**7:15 P.M. Minna Terrace – Senior Housing Site Plan Approval/Special Permit
Continued Public Hearing (from October 3, 2002)
(Site Plan Approval Deadline: 65 days from close of hearing)
(Special Permit Deadline: 90 days from close of hearing)**

Attending the hearing were Iqbal Ali – the developer, and Andrew Liston – the engineer from Thompson & Liston. Mr. Liston said there is a letter in file asking for a continuance to October 2, 2003. He also noted that there wasn't a quorum, as Mr. Perreault was absent.

Mr. Liston gave the Board an update as to where the project was. He said he feels the plans are complete, with only one issue to be addressed.

Mr. Gordon asked if there had been an agreement with Brendon Homes of Southwoods Development. Mr. Liston said they are working on this as well, and hope to be able to finalize both by October 2, 2003 meeting.

Mr. Gordon continued the hearing to October 2, 2003, at 7:15 P.M.

**7:20 P.M. Five Pillar Center, Site Plan Approval
Continued Public Hearing (from August 7, 2003)
(Decision Deadline: 65 days from close of hearing)**

Attending the hearing were Iqbal Ali – the developer, and Andrew Liston – the engineer from Thompson & Liston. Mr. Liston said they submitted revised plans and drainage calcs the end of "last" week. Mr. Gordon read the letter from the Board of Health.

Mr. Liston responded to a neighbor's letter dated August 28, 2003. He said they did a traffic analysis which has been submitted to the Board.

Mr. Liston said regarding parking, the spaces will be used by both the apartment units and the school, and said there should not be any problem of needing additional spaces.

Mr. Liston said he feels they have met the concerns of the Board and Engineering, except for the latest information that had been submitted.

Mr. Gordon listed the following concerns:

- 1) the turn-around;
- 2) Vortechs separators – privately maintained with a maintenance schedule – what is the guarantee that this will happen. Mr. Liston explained the Vortechs system, basically stating that a maintenance schedule has been provided and that it could be part of the Decision, and stated they don't require short term maintenance, but they would need long term – maybe one to four times per year. He said it's generally a property manager decision.
- 3) Driveway

Roy Wetherbee, 507 South Street, expressed concern about the drainage and if it will run-off to his property.

Mr. Gordon continued the hearing to October 2, 2003, at 7:20 P.M.

**7:35 P.M. Dunkin' Donuts Site Plan Approval
Continued Public Hearing (from August 7, 2003)
(Decision Deadline: 65 days from close of hearing)**

Patrick Healy – the engineer from Thompson & Liston, and George Cadette – the developer and franchise owner, Attorney Kevin Byrne, Jennifer Conley – Conley Associates, Gene Buddenhagen – the property owner.

Mr. Gordon noted receipt of letters from the Board of Health, Police Chief, Christopher Kirk, Myles Hirsch, and neighbors on Colton Lane, Westwood Road, and Main Street.

Attorney Byrne commented that the Zoning Board of Appeals voted 3 to 2 against the drive-thru. He said the building will be 10% occupancy on site – zoning said it could be 40% occupancy.

Mr. Healy said the first plan showed the queue for the drive-thru, but the revised plan takes out the queue and adds two more parking spaces for 27 spaces and there are now two handicap spaces. He said there will be a dedicated entrance and exit.

Mr. Healy said the sign sizes have changed, there will be more snow storage area, and the dumpster will be blocked from view. He said he felt he has addressed all of the Engineering comments from the letter.

Attorney Byrne described the look of the building. He said there will be a definite sidewalk. He said Mr. Perreault had suggested that a walkway be provided from the building to the sidewalk. Attorney Byrne stressed that this project totally complies with zoning requirements.

Ms. Conley said, regarding the traffic study, the Trip Generation Handbook is usually used for this type of project, and this manual was written using fast food places, like hamburger places. She said they took 20 other places like this proposed Dunkin Donuts.

Mr. Wright expressed concern for the first two parking spaces, and asked if they would consider moving them. He said the concern that cars backing out of these spaces could be a traffic problem with cars that may be pulling in at the same time. He said maybe they can take two spaces out or just relocate them. Mr. Cadette said having 25 spaces would not be good for him. Ms. Conley suggested making those two spaces employee spaces so that there is less turn-over in those spaces.

Mr. Healey said, regarding truck delivery, there is enough space for trucks to get around.

Mr. Wright suggested maybe putting a sign at the end of the exit to keep cars from parking there, so there may be the possibility of someone crossing through the exit lane to get into the building.

Mr. Gordon asked about the green space between White Hen and the proposed Dunkin Donuts. Attorney Byrne said there has been an agreement with White Hen for green space between the two properties.

Mr. Gordon reviewed the letter from Myles Hirsch addressing the following issues.

- 1) Hours: 5:00 a.m. to 11:00 p.m.
- 2) Beeper on trucks: Attorney Byrne said this will be governed by the Police Chief
- 3) Fence: Mr. Healy said there will be a white picket fence with no opening. Attorney Byrne said this is also governed by the Police Chief. Mr. Gordon commented said there could be a liability issue as well.

John Scibelli, 38 Knowlton Avenue, had the following concerns:

- 1) He asked how many spaces Mr. Cadette felt he needed for success. Mr. Cadette said he really didn't know, but he just didn't want to lose the two spaces. Mr. Cadette pointed out that 5 to 7 of these spaces would be for employees.
- 2) He asked if parking was planned in the exit lane. Attorney Byrne said no.
- 3) He asked if they had considered traffic flow during the week-ends. Ms. Conley said in other locations they have found that there isn't one intense hour that is as great as a week day.
- 4) He asked if there would cooking on site. Attorney Byrne said there would be no cooking on site.
- 5) He asked if there was a building size change. Attorney Byrne said no
- 6) He asked how many seats in the building. Mr. Capalbo said 24 seats.
- 7) He asked if the Baskin-Robbins would be at the same counter at the Dunkin Donuts. Mr. Cadette said yes.
- 8) He asked about drainage. Mr. Healy reviewed drainage.
- 9) He asked if the tanks would be removed. Attorney Byrne said yes.
- 10) He asked what was in the back of the building. Mr. Healey showed plans for the back of the building.
- 11) He commented that he didn't feel the building was being placed without environmental consideration. He said he thinks the building should be turned to face Maple Avenue. Mr. Gordon said the owner can develop as he sees fit, and the Town does not have a design review board.

Mr. Gordon asked if they had looked at angular parking. Mr. Healy said it was looked at and it would take up more space.

Mr. Gordon asked if Mr. Cadette would have a problem with a delivery time restriction for tractor trailers being put in the Decision. Mr. Cadette said that was okay. Attorney Byrne said there would be one tractor trailer twice a week.

Mr. Gordon asked them to consider no sign, but put on the building. Mr. Cadette said he could take this to corporate.

Mr. Gordon continued the hearing to October 2, 2003, at 7:25 P.M.

**7:50 P.M. Common Driveway for 85 & 87 Spring Street, Special Permit
Public Hearing
(Decision Deadline: 90 days from close of hearing)**

Attending the hearing was John Grenier – the engineer, from J.M. Grenier Associates. Mr. Gordon read the review letter from the Police Chief.

Mr. Grenier said this parcel was cut into three separate lots, and the third lot already has a foundation put in and utilities brought in. He said this hearing is for a common driveway to service Lots 2 and 3. He said they are proposing a 300 foot long, 18 foot wide driveway. He addressed the Engineering comment letter.

Mr. Gordon listed his concerns:

- 1) Site distance – where was he measuring from? Mr. Grenier said he was measuring from the existing paved curb line. He said some vegetation may need to be cleared. Mr. Gordon said he may have to talk to the tree warden.
- 2) Commented that there may be an issue with the Fire Chief to turn an emergency vehicle around.
- 3) Common driveway remains in private ownership and asked to see agreement.
- 4) Size of infiltration basin – Mr. Grenier said he will work with Engineering.

Mr. Gordon continued the hearing to October 2, 2003, at 7:35 P.M.

4. New Business

a. Westborough Bank Landscaping Plan, Maple Avenue

The Planning Board voted to accept the revised landscaping plan for Westborough Bank.

b. Bond Reduction for Old Stolpe Farm II, Bond II

The Planning Board voted the bond reduction for Old Stolpe Farm II, Bond II.

4. New Business (Cont'd)

c. Discussed/Approved Covenant for Silver Gate Farm

Mr. Rodolakis abstained from the discussion and vote, due to possible conflict of interest. The Planning Board to approve the Covenant, as written, for Silver Gate Farm, and to allow Mr. Gordon to sign it. The Board also voted to sign the mylars when they are available in Engineering.

d. Discussed/Approved revised bond amount for Park Grove Farm

Mr. Capalbo abstained from the discussion and vote, due to possible conflict of interest. The Planning Board voted the bond amount for Park Grove Farm.

5. Old Business

a. Discussed/Signed Decision for Ashford Crossing Residential Development

The Planning Board voted the Decision as written for the Ashford Crossing Residential Development. Mr. Gordon noted that there is a letter in file from both parties stating that they have written up an agreement between them.

b. Discussed Stonybrook Farm Open Space Options

Chris Cutler and Attorney David Brown, both from Cutler Brown, attended the discussion. He discussed their proposal for the open space replication areas. Chris Cutler felt the replication could be done in the Fall and into next Spring.

Attorney David Brown also discussed setting up or helping Town to set up a land trust. The Board agreed to begin discussions for looking into this.

c. Discussed/Signed Decision for Ashford Crossing Clubhouse

The Planning Board voted the Decision as written for the Ashford Crossing Clubhouse. Mr. Gordon noted that there is a letter in file from both parties stating that they have written up an agreement between them.

6. Correspondence

The meeting adjourned at 10:00 a.m.

Respectfully Submitted,

Annette W. Rebovich